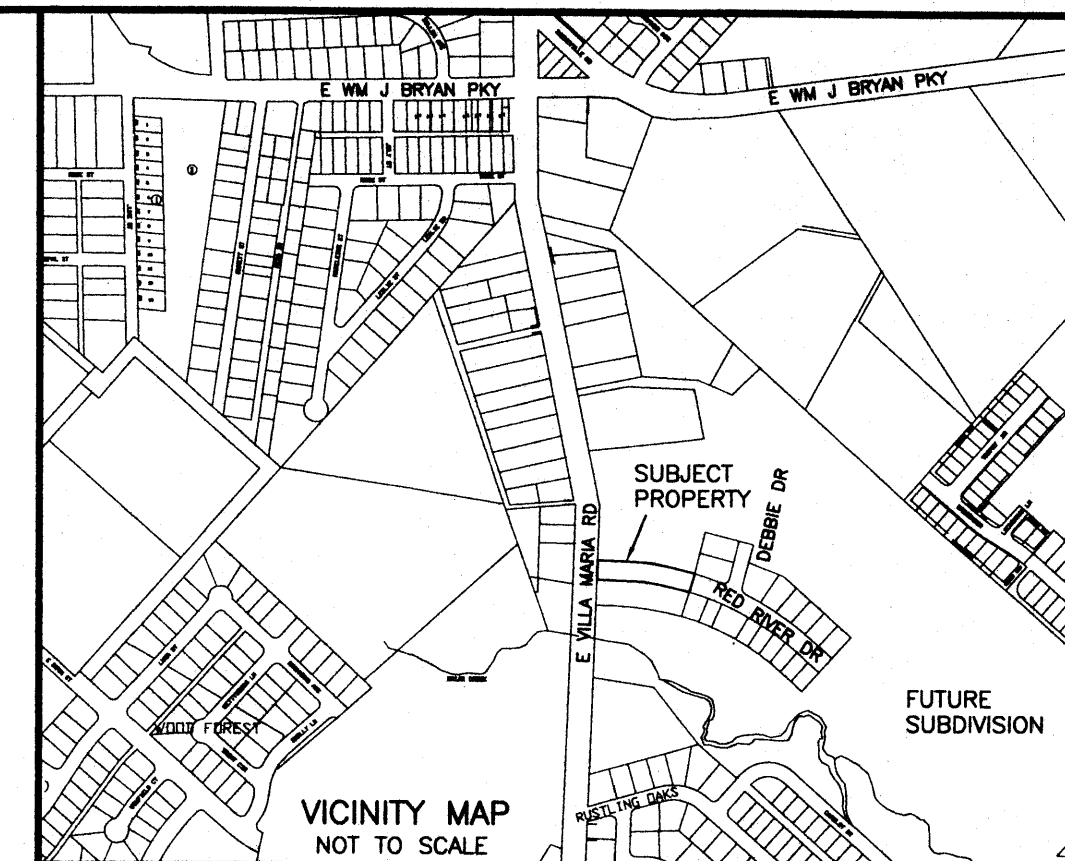


LEGEND:  
X LIGHT POLE  
O UTILITY POLE  
A TELEPHONE PEDESTAL  
CONCRETE  
BRICK



SCALE: 1" = 20'

20 0 20 40 60 Feet

N/F  
JEFFREY N. CHAPMAN AND  
WIFE, ANN YAGER CHAPMAN  
1866/329  
(REM. 24.427 ACRE TRACT, 264/425)

R=1228.69'  
D=14°20'49"  
L=307.66'  
T=154.64'  
LC=306.86'  
CB=S 81°06'41" E

LOT 1, BLOCK 2  
BRIARCREST PARK, 2ND INSTALLMENT  
PLAT 372/855

N/F  
JUSTIN AND MARTHA McSPADEN  
1145/337

20' DRAINAGE AND  
UTILITY EASEMENT  
PLAT 372/855

RED RIVER DRIVE  
80' R.O.W.  
PLAT 372/855

Received  
JUN 14 2006  
Development & Engineering  
Services

LOT 1, BLOCK 1  
BRIARCREST PARK, 2ND INSTALLMENT  
PLAT 372/855

N/F  
OLA M. TAPLEY  
4484/292

20' DRAINAGE AND  
UTILITY EASEMENT  
PLAT 372/855

**RIGHT-OF-WAY  
ABANDONMENT PLAT**  
OF  
PORTION OF RED RIVER DRIVE  
0.73 ACRES  
BRIARCREST PARK, 2ND INSTALLMENT  
VOLUME 372, PAGE 855  
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 20 FEET  
SURVEY DATE: AUG. 2005  
PLAT DATE: 05-30-06  
REVISED: 06-14-06  
JOB NUMBER: 06-309  
CAD NAME: 06-309A  
CR5 FILE: MARIA (cont); 05-449 (job)

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 288-3195

PREPARED FOR:  
MANSIONS AT BRIAR CREEK, L.P.  
2123 W. GOVERNORS CIRCLE, SUITE 400  
HOUSTON, TEXAS 77062  
PHONE (713) 956-0555

A PORTION OF THIS TRACT DOES LIE WITHIN A  
DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE  
F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C,  
DATED JULY 2, 1992.

ENTIRE RIGHT-OF-WAY TO BE ABANDONED TO BE  
RETAINED BY CITY OF BRYAN AS A PUBLIC  
UTILITY EASEMENT UNTIL UTILITIES ARE  
REMOVED/RELOCATED.

BEARING SYSTEM SHOWN HEREON IS BASED ON  
GRID NORTH AS ESTABLISHED FROM GPS  
OBSERVATION.

NOTE: RIGHT-OF-WAY NOT TO BE ABANDONED  
UNTIL APPROVAL AND OPENING OF FUTURE  
STREET(S) TO BE CONNECTED TO RED RIVER  
DRIVE AND/OR DEBBIE DRIVE BY FUTURE  
DEVELOPMENT OF REMAINDER OF CHAPMAN TRACT.

METES AND BOUNDS DESCRIPTION  
OF A  
0.73 ACRE TRACT  
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND  
BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID  
TRACT BEING A PORTION OF RED RIVER DRIVE RIGHT-OF-WAY (80' R.O.W.) ACCORDING TO THE PLAT OF  
BRIARCREST PARK, 2ND INSTALLMENT, RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF  
BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF VILLA MARIA ROAD (100' R.O.W.)  
MARKING THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF RED RIVER DRIVE;

THENCE: N 01° 50' 16" E ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 80.00 FEET TO  
A POINT MARKING THE INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE OF RED RIVER DRIVE;

THENCE: S 88° 21' 26" E ALONG THE NORTH LINE OF RED RIVER DRIVE FOR A DISTANCE OF 100.85 FEET  
TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1228.69 FEET;

THENCE: CONTINUING ALONG THE NORTH LINE OF RED RIVER DRIVE AND ALONG SAID CURVE THROUGH A  
CENTRAL ANGLE OF 14° 20' 49" FOR AN ARC DISTANCE OF 307.66 FEET (CHORD BEARS: S 81° 06' 41" E -  
306.86 FEET) TO A POINT MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, BRIARCREST PARK, 2ND  
INSTALLMENT;

THENCE: S 15° 39' 57" W THROUGH THE RIGHT-OF-WAY OF RED RIVER DRIVE FOR A DISTANCE OF 80.00  
FEET TO A POINT ON SOUTH LINE OF RED RIVER DRIVE MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK  
1, BRIARCREST PARK, 2ND INSTALLMENT, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE  
CURVE HAVING A RADIUS OF 1148.69 FEET;

THENCE: ALONG THE SOUTH LINE OF RED RIVER DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL  
ANGLE OF 14° 22' 28" FOR AN ARC DISTANCE OF 288.18 FEET (CHORD BEARS: N 81° 05' 52" W - 287.43  
FEET) TO A 3/8 INCH IRON ROD FOUND MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 88° 21' 26" W CONTINUING ALONG THE SOUTH LINE OF RED RIVER DRIVE FOR A DISTANCE OF  
101.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.738 OF AN ACRE (31,908 SQUARE FEET) OF LAND.  
BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502